

Real Estate Opportunities in City and Suburbs for Tribune Readers

REAL ESTATE FOR SALE

REAL ESTATE FOR SALE

REAL ESTATE AT AUCTION

REAL ESTATE AT AUCTION

BOROUGH OF THE BRONX

BOROUGH OF THE BRONX

BOROUGH OF MANHATTAN

BOROUGH OF MANHATTAN

Attractive and Desirable

Country Estates For Sale

PERSONAL INSPECTIONS—and thorough investigations of the following properties enable us to recommend them unqualifiedly as sound Country Home investments.

Stamford—Connecticut
On Norton Hill. Fine Italian type house. Concrete and tile construction. Complete outbuildings. Fully landscaped grounds. Tennis court. For sale. No. 1173

Greenwich—Connecticut
Price \$100,000. Beautifully landscaped grounds. Fully landscaped grounds. Tennis court. For sale. No. 1253

Greenwich—Connecticut
Magnificent hilltop farm. Can be run profitably. 50 acres. Dairy for 50 cows. Highly cultivated land. Modern outbuildings. Price very attractive. No. 958

Greenwich—Connecticut
One of the finest shore front properties available in Greenwich. Exceptionally large and beautiful. House and outbuildings. Large and up-to-date. Price attractive. No. 1070

Greenwich—Connecticut
60 acre estate. Finest hemlock forest anywhere in vicinity. Two fine brooks. Sun-lake. Spacious residence. Excellent outbuildings. Almost unimproved property. Selling price attractive. No. 1226

We can advise you of the relative advantages of each section.

For Further Particulars Apply to

Douglas L. Elliman & Co.

City and Country Residences
414 MADISON AVE. Murray Hill 2600

NEW JERSEY

NEW JERSEY

GENTLEMAN'S ALL YEAR FARM

110 Acres For Sale
MORRISTOWN, N. J.

Suitable for stock and grain raising. Two splendid brooks, excellent house on 1st floor. 5 bedrooms, 4 baths. Large barn, horse and carriage sheds. Farm now in running order. Farming implements included. On ample road, good train service. Your opportunity—photographs and details—appointment to inspect.

HARVEY J. GENUNG—ARTHUR C. DAY

PARK PLACE, MORRISTOWN, N. J. Office phone 251 Morristown.

House phone 692-K Morristown.

FLORIDA

Home-Problem Solved

and a substantial income assured when you own a commercial Grapefruit grove at

Lakeland Highlands

Florida

A 10-acre grove, after the fifth year, will give you an annual income ranging from \$2,000 up, and during this period your grove will double in value.

Home-Grown Strawberries from Thanksgiving 'til June

Your all-year-round garden will provide fresh vegetables and small fruits. You can have chickens and a cow, and the nearby lakes will give you fish culture—all adjacent to an income-home. Or you can live in the North and have your grove scientifically cared for by the Grove-Owners' Association, which will pick, pack and market your fruit at actual cost. Your personal attention is not required; experience is unnecessary.

Large Profits

Our County-Polk—returned to the growers last year \$100,000. Many groves earned as high as \$500 to \$1,000 an acre. A 10-acre grove costs only \$15,000. Easy to grow. Send for our illustrated Book No. 13 giving examples of profits almost beyond belief.

W. E. HALLAM & CO., Owners
Tribune Bldg., 154 N. Y. Tel. 661-1111

REFERENCES: Dun and Bradstreet, or any Polk County, Florida, Bank

NEW JERSEY

FOR REAL ESTATE IN

MAPLEWOOD, N. J.

"The Town Beautiful"

SEE THE

BUDAL COMPANY

Builders and Brokers

100 W. 11th St., New York City

Specializing in Maplewood, N. J.

INCONTTESTABLE

When the titles to your real estate are uncontested, you are secure in the possession of your property. If your real estate title is in dispute, you are in a dangerous position. Write for our book, "How to Secure Your Title," which explains the importance of title insurance. North Jersey Title Insurance Co. HACKENSACK, N. J.

"A Look Means a Lot," AND A HOME IN CHATHAM

EDNA DICKINSON

Opp. Station, Tel. 894 Chatham, N. J.

ALL THE ORANGES.

If you contemplate moving there is no finer or more convenient suburban location than "The Oranges." Modern houses of every description for sale at all prices. FRANK H. TAYLOR (note first name), opp. Brick Church St., East Orange, N. J.

HACKENSACK—Frame and stucco house, 8 rooms and bath, every improvement, centrally located, corner plot, best section, 1 1/2 block station and trolley. Anderson st. section, price \$2,000. P. Dunn, 55 Main st., Hackensack. Phone 2027.

A 3-ROOM HOUSE, 15 minutes from Harlem, near Fort Lee Ferry and Erie Railroad; all modern improvements, sleeping porch, large garage, corner plot, best section, 1 1/2 block station and trolley. Anderson st. section, price \$2,000. P. Dunn, 55 Main st., Hackensack. Phone 2027.

A 3-ROOM HOUSE, 15 minutes from Harlem, near Fort Lee Ferry and Erie Railroad; all modern improvements, sleeping porch, large garage, corner plot, best section, 1 1/2 block station and trolley. Anderson st. section, price \$2,000. P. Dunn, 55 Main st., Hackensack. Phone 2027.

A 3-ROOM HOUSE, 15 minutes from Harlem, near Fort Lee Ferry and Erie Railroad; all modern improvements, sleeping porch, large garage, corner plot, best section, 1 1/2 block station and trolley. Anderson st. section, price \$2,000. P. Dunn, 55 Main st., Hackensack. Phone 2027.

A 3-ROOM HOUSE, 15 minutes from Harlem, near Fort Lee Ferry and Erie Railroad; all modern improvements, sleeping porch, large garage, corner plot, best section, 1 1/2 block station and trolley. Anderson st. section, price \$2,000. P. Dunn, 55 Main st., Hackensack. Phone 2027.

POSITIVE AUCTION

Tuesday Night, Dec. 9th, at 8 P. M.

IN THE BROOKLYN REAL ESTATE EXCHANGE, 100 MONTAGUE ST.

47 (EXTRA LARGE) BAY RIDGE LOTS

Including two buildings, known as the White Property, and in the possession of the family for 100 years, fronting on NARROWS AVE., 89th ST., AND COLONIAL ROAD (1st AVE.)

Overlooking New York Bay and the Narrows. In one of the most attractive locations in the Shore Road section of Bay Ridge. Most of the lots are extra deep, the Shore Road lots ranging from 215 to 240 feet. In depth, 80th St. lots—from 120 to 201 feet in depth.

66% MAY REMAIN ON MORTGAGE—TITLE INSURED

SEND FOR MAP—JERRE JOHNSON, JR., CO., AUCTIONEERS, 103 Montague St., Brooklyn. Telephone 1238 Main

BOROUGH OF QUEENS

BOROUGH OF QUEENS

Write for Booklet "R" Sage Foundation, Home Co.

Forest Hills Gardens

A choice of houses and plots for sale. A place for those who appreciate Artistic Surroundings. 13 MINUTES FROM PENN. STATION.

47 West 24th St., New York Forest Hills, Long Island

NOW READY!

New Plan Booklet of 20 New All-Year Homes. Various sizes, styles and prices.

Malba On The Sound

North Shore, 22 min. Penn. Sta. By comparison, the most DESIRABLE HOME COMMUNITY near New York. Restricted exclusiveness.

Apply MALBA ESTATES CORP., 210 E. 17th St., New York City, Office at Malba Station.

VISIT JACKSON HEIGHTS

A Community of Garden Apartment Homes. 20 Min. via Queensboro Subway from Grand Central Station. (Corona Line) Office at Station—25th St.

GREAT NECK

If you are interested in purchasing a REAL ESTATE HOME with very modern improvements—gas, city sewer, 10 rooms, 4 baths, 2 extra lavatories, 2 car garage, room and bath, near abundance of trees and shrubbery, 8 minutes walk to station, good high elevation, send for photos and full particulars.

1270 Broadway, Phone 6285 Madison Sq.

Are You Looking to Buy a Home?

OR A HOMESITE? We have everything on the North Shore. Homes, Plots, Acreage and Estates. RICHARD E. WOLF, 1270 Broadway, N. Y. C. Phone Cort 3262

MINEOLA

Unusual arrangement, enclosed porch, attractive house, will be finished in 2 weeks. \$9,000, cash terms; only \$7,500 down. House 6 rooms, enclosed porch; plot 75x100; \$14,000, \$2,000 cash.

47 West 24th St., N. Y. C. Greely 340.

GREAT NECK TO HUNTINGTON

North Shore of Long Island Estates. \$10,000 to \$200,000. BAKER CROWELL, INC., 47 West 24th St.

GREAT NECK

SEVERAL FINE HOMES. BARGAINS ONE TO A HUNDRED ACRES. SHORE FRONT, WATER, VIEW. I. G. WOLF, 1270 Broadway, N. Y. C.

GREAT NECK

Several exceptionally built homes for rent until May 1, 1920. I. G. WOLF, 1270 Broadway, N. Y. C. Phone 6914 Pennsylvania.

NORTH SHORE PROPERTIES

BALE OR RENT. SEND FOR LIST. E. L. WASHBURN & CO., 1270 Broadway, N. Y. C.

ON NORTH SHORE, LONG ISLAND

Attractive 7-room house with garage, ready to move in. Beautiful plot, 60x100. 8 minutes to station. Price \$18,000. POPEER, 20 Northern Blvd., N. Y. C.

CHOICE 1 1/2 acre plot on Old South Road

near station, 5 minutes to Amherst station, 25 minutes to New York. 2.5. HOPKINS, Rockville Centre, Long Island.

BARGAIN—200 acres, to settle estate

situated on Jamaica Bay, near Howard Beach, J. C. Hopkins, 36 Park Ave., Rockville Centre, L. I.

TO LET FOR BUSINESS PURPOSES

FOR RENT 8,300 Sq. Ft. in Modern Office Building. Grand Central Zone. 5 or 10 year lease. Approximately \$3 per Sq. Ft. Principals only.

DOUGLAS GIBBONS and COMPANY

6 East 45th Street, New York. Telephone 626-020

FOR SALE OR LEASE

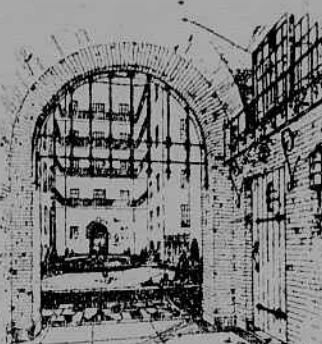
Very desirable Office Space or Entire Buildings from 20,000 to 100,000 Sq. Ft. Available during the coming year. Modern Buildings in Financial and Shipping Districts.

Fred K. Southack & Alwyn Ball, Jr., 11 Broadway, 334 Fifth Ave.

WATER FRONT TRINITY RAILROAD NEW YORK HARBOUR

The choicest combination of tidewater and railroad high class property on the whole Atlantic Seaboard. 117 acres, 2,200 feet pier line, 21 feet water low tide; will sell part or double the area; maps and complete data on request. No. 1444. J. STERLING DRAKE, 21 BROADWAY.

Own Your Own Home



PURCHASE your own apartment, thereby avoiding increases in rent and notices to vacate.

Save 60% of Your Rent.

Here in new apartments today, rents in co-operative apartments are:

3 rooms, \$370 3 rooms, \$220
4 rooms, \$480 4 rooms, \$280
5 rooms, \$590 5 rooms, \$340

Present leases of Purchaser's will be assured by this Company.

CONCOURSE APARTMENTS

183rd St. and Grand Concourse

Completely modern. Electricity, Gas Range, Sanitary White Enamelled Refrigerators, Tiled Baths, Hardwood Floors Throughout.

For information call on, or address BETHLEHEM ENGINEERING CORP., 527 Fifth Ave., Dept. B. Telephone Vanderbilt 3137

or THE NEHRING COMPANY, Agent, 615 WEST 181ST STREET, OPEN EVENINGS

NEW OFFICE BUILDING

Under Construction 73 to 79 1/2 Maiden Lane 9-11-13 Gold St. 11,000 Square Feet to the Floor Full Particulars

FREDERICK SOUTHACK & ALWYN BALL, JR., 11 Broadway, New York 334 Fifth Ave.

NOTICE

I. Prices are rising. II. Good properties are becoming scarce. III. Don't wait till Spring! Study country places now in their winter dress.

See our pictures of Greenwich places for sale in the Pictorial section of to-day's N. Y. Herald (entire third page).

Ladd & Nichols

Tel. 1717 Greenwich, Conn.

WAREHOUSE FOR SALE

40x90. 5-story & basement. New 2-ton elevator. New fireproof stairway. Floor capacity 200 lbs. Central location near shipping facilities. Price \$42,000. Terms to Suit. IMMEDIATE POSSESSION. Principals Only.

Wm. A. White & Sons, 46 Cedar St., Tel. 5700 John

ENTIRE BUILDING

60,000 Square Feet. Vicinity 42d St. & 6th Ave. Modern building, suitable offices, subterranean, whole sale or retail, \$150 per square foot.

Wood, Dolson Co., 17 W. 4th St., Tel. 110—Senayler

Bargain

Apartment House: Hot and Cold Water. Yearly Rental, \$12,300. Price, \$29,000.

A. A. HAGEMAN, 67 W. 36th St.

HOUSE, GARAGE, GARDEN

14 rooms, one or two family, lot 23x47. Can have 4 car garage, garden and grapes. Price \$27,000. Will be worth \$32,000 when subway is working. NICHOLS, 150 Whitman St.

UNFURNISHED APARTMENTS TO LET

JUST COMPLETED 1215 Grand Boulevard and Concourse Corner 167th St. HIGH CLASS APARTMENTS. With Every Conceivable Improvement. 2-3-4-5 rooms and foyer. Rentals \$70 to \$160 Per Annum. Convenient to 6th & 9th Ave. "L" Jerome & Lexington Ave. Subway Sta. Express Station at 167th St. AGENT ON PREMISES.

THE OSBORNE

Northwest corner of 57th Street & Seventh Avenue. Apartments of three or more large, light rooms with two or more baths. Agent on Premises. Telephone Circle 5420.

FOR LEASE

Store and one loft at 170 Madison Ave., between 33d and 34th sts., West Side. Can be seen by appointment.

L. NOSCHKES, 57 WEST 28TH ST.

REAL ESTATE AT AUCTION

JERRE JOHNSON, JR., Co.—Real estate auctioneer, 103 Montague St., Brooklyn. Telephone Main 1238.

MISCELLANEOUS

REAL ESTATE man wants situation or salary, capable of taking charge of property for firm or individual. Mature years; long experience with people; references. Philip Owen, Danbury, Conn.

APARTMENTS TO LET

52 WEST END AV., CORNER 88TH. Spacious apartments, 1, 2 and 3 rooms; modern conveniences; exclusive neighborhood; \$1,400 to \$2,000; ready.

CENTRAL PARK WEST, 442—Large elegant room, or 2 smaller connecting rooms; private family; gentlemanly references. Apt. 3.

SMALL APARTMENT NEAR FIFTH AVE., 21 EAST 65TH ST., CARETAKER.

Real Estate for Investors

Practically all experienced real estate operators are now buying heavily. They know values and are purchasing with the intention of reselling to you for occupancy or investment. We have a list of well located income producing properties whose owners have authorized us to offer them direct to investors. They vary in size and type and call for cash investments of \$10,000 upward.

From our list we recommend especially the following:

GRAMERCY PARK SECTION

Seven-story elevator apartment, 30x92. Good condition. Price \$110,000.

Six-story elevator apartment, 50x92. Two eight-room apartments per floor. Price \$125,000.

72ND STREET

Five-story "walk-up" apartment, 18x102.2. Stores on ground floor. Price \$90,000.

WEST SIDE BELOW BROOKLYN BRIDGE

Seven-story store and loft, 38.4x48.10 irregular. Leased to one tenant to 1930 on net basis. Price \$60,000.

16TH STREET

Just off Union Square. Twelve-story loft, 56.5x103.3. Price \$350,000.

HEART OF 5TH AVE. SHOPPING DISTRICT

Eight-story business building and store, 50x126. Price \$1,150,000.

All of these properties show an attractive income and in each case reasonable terms can be arranged.

Wm. A. White & Sons

46 Cedar Street, New York Telephone 5700 John

Chas. F. Noyes Co.

offer the following exceptional propositions:

Several desirable buildings for sale. Suitable for steamship companies, export-import houses, etc. South of Maiden Lane. Possession May 1-20, or sooner. See Mr. Christie.

Established Restaurant for sale at a reasonable price. Vicinity of Barclay St. and West Broadway. Large store and basement; long lease. Principals only. See Mr. Himmelman.

Store, basement and second floor, total of 32,000 square feet. Heavy fireproof construction. Sprinklers—suitable for steel, paper or other heavy merchandise line. Excellent shipping facilities. Possession May 1st. See Mr. Falconer.

20,000 square feet for rent. Layette St. section; available February 1, 1920. See Mr. O'Connor.

25,000 square feet. An individual modern fireproof building on a centrally located downtown corner for sale with possession. Adapted for offices, stock and shipping or manufacturing. See Mr. Cronan.

Heavy fireproof construction. Sprinklers—suitable for steel, paper or other heavy merchandise line. Excellent shipping facilities. Possession May 1st. See Mr. Falconer.

Chas. F. Noyes Co., 92 William St. Tel. John 2000

A Desirable Investment

(Gramercy Park Section) For Sale to Close an Estate. High class elevator apartment house fully rented will net over 22% on the \$50,000 cash required. No exchange will be considered.

Worthington Whitehouse, Inc., 9 East 46th St. 1006 Murray Hill

For Sale

East 19th Street. The Street Beautiful. Unique dwelling arranged for two families, \$35,000.

Gramercy Park

Five-story English basement house, 20 feet wide, with sixteen rooms and seven baths, facing the park, \$42,500.

Also a house on park for long lease and a large plot for improvement.

West 54th Street

Between Fifth and Sixth Avenues. A Splendid Residential Street. Twenty-foot house, four stories and basement, \$55,000.

Riverside Drive

No. 186, adjoining south corner of 91st Street, five-story American basement dwelling, 30 feet wide. Possession at once; ready for occupancy or alteration into apartments. We can deliver this house at a very low figure and on very favorable terms.

Wm. A. White & Sons

46 Cedar St. Tel. 5700 John